

**CITY OF BELMONT**  
**PLANNING COMMISSION MEETING**  
**SUMMARY MINUTES**  
**TUESDAY, FEBRUARY 16, 2016 - 7:00 PM**

**1. ROLL CALL**

Commissioners Present: McCune, Mates, Goldfarb, MacDonald (*arrived at 7:10 pm*)  
Commissioners Absent: Simpson

Staff Present: Community Development Director de Melo, City Attorney Rennie,  
Assistant Planner Langbauer, Recording Secretary Turning

**2. STUDY SESSION**

**Review of the 2035 General Plan Update – Preliminary Draft Safety and Noise Element**

Dyett & Bhatia Consultant, Martin provided an overview of the Elements answering questions of the Commission.

It was noted that no specific action was required, requesting comments and direction from the Commission.

Max Reinhardt and Jennifer Lein provided comments to the Commission regarding Land Use.

Discussion ensued.

Comments and direction were provided to staff and Consultant Martin.

All future questions and concerns regarding the Safety and Noise Element should be forwarded to Carlos de Melo, Community Development Director.

**3. COMMUNITY FORUM**

No requests to speak on this item were received from the public.

**4. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT**

**City Council Meeting of March 1, 2015**

Liaison: Commissioner McDonald

Alternate Liaison: Commissioner McCune

**5. PUBLIC HEARINGS**

**PUBLIC HEARING – 811 Ruth Avenue**

To consider a Single Family Design Review to construct a 540 square foot addition to the existing 1,232 square foot single-family residence for a total of 1,772 square feet for the site (2,865 sq. ft. maximum building size permitted).

(APPL. NO. PA2015-0050); APN: 044-152-070

ZONED: R-1C – Single Family Residential

CEQA STATUS: Categorically Exempt, Section 15301, Class 1(e) (2)

APPLICANT: Fred Strathdee for Strathdee Design & Development

OWNER: Dominic Deluca

PROJECT PLANNER: Maria Langbauer, (650) 595-7478, [mlangbauer@belmont.gov](mailto:mlangbauer@belmont.gov)

Assistant Planner, Langbauer summarized the report answering questions of the Commission.

Chair McCune asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

No requests to speak on this item were received from the public.

Discussion ensued

**MOTION by: Commissioner McDonald seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at: 811 Ruth Avenue (APPL. NO. 2015-0050)**

Ayes: MacDonald, Mates, Goldfarb, McCune

Noes: None

Absent: Simpson

**Motion passed 4/0/1**

Chair McCune noted that this item can be appealed within 10 calendar days.

**PUBLIC HEARING - 2520–22 DeKoven Avenue (Mid-Peninsula Water Tank Site)**

To consider a Conditional Use Permit, Variance and Design Review to modify an existing telecommunication facility by relocating two panel antennas, and adding two new antennas and ground equipment at the Mid-Peninsula Water Tank Site. This project is subject to a streamlined review pursuant to Section 6409(a) of the Middle Class Tax Relief Act of 2012.

(APPL NO. PA2015-0056); APN: 040-360-2703

ZONED: R-1B – Single Family Residential

CEQA STATUS: Categorically Exempt, Section 15303, Class 3(e)

APPLICANT: Courtney Lai for Crown Castle & T-Mobile

OWNER: Mid-Peninsula Water District

PROJECT PLANNER: Rob Gill, (650) 598-4204, [rgill@belmont.gov](mailto:rgill@belmont.gov)

Chair McCune asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Community Development Director, Carlos de Melo summarized the report answering questions of the Commission.

Planning Commission Minutes of February 16, 2016

T-Mobil representative, Judith Justice responded to questions of the Commission.

Neighbors, Chris Adams and Ann Ellison provided comments to the Commission.

Chair McCune closed the Public Hearing

Discussion ensued

**MOTION by: Commissioner Mates seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Conditional Use Permit, Variance and Design Review to Allow Modifications to an Existing Wireless Communication Facility at 2520-22DeKoven Avenue (PA2015-0056) with the added conditions:**

***1) Verify Mid-Peninsula's equipment pad is within their property line by providing an existing or new site survey prior to issuance of Building Permits, 2) upon construction, written notification providing date, time and contact information shall be provided to the boarding properties by T-Mobile.***

**Ayes: Mates, Goldfarb, MacDonald**

**Noes: McCune**

**Absent: Simpson**

**Motion passed 3/1/1**

Chair McCune noted that this item can be appealed within 10 calendar days.

**6. ADJOURNMENT: Meeting Adjourned at 10:25 pm.**

Adjournment To: Tuesday, March 1, 2016 at 7:00 pm for a Regular Meeting of the Planning Commission to be held at Belmont City Hall.

***Regular meetings are televised on Comcast Channel 27, and web streamed via City's website at [www.belmont.gov](http://www.belmont.gov)***

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.